

STATE OF ALABAMA)
SHELBY COUNTY)

309

309
STATUTORY WARRANTY DEED

963,293,000.-

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid in hand to **BAXTER, HEALTHCARE CORPORATION**, a corporation organized under the laws of the State of Delaware (herein called the "Grantor"), by **INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF HOOVER**, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real property, together with all improvements thereon, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto.

And the Grantor does for its successors and assigns, covenant with the Grantee, its successors and assigns, (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, its successors and assigns, against all lawful claims of all persons claiming by, through or under the Grantor except as hereinabove stated.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

L. O. Nith

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on this

20th day of December, 1991.

BAXTER HEALTHCARE CORPORATION. !

By: Robert H. Pearson
Its: Director, Corporate Real Estate

STATE OF ILLINOIS)

Lake COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert H. Pearson, Jr., whose name as Director, Corporate Real Estate of Baxter Healthcare Corporation, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal, this 20th day of December 1991.

[NOTARIAL SEAL]

Rachel G. Hinshelwood
Notary Public

My Commission Expires: 4/15/95

This Instrument Prepared by:
Thomas A. Ansley
Haskell Slaughter Young & Johnston
800 AmSouth-Sonat Tower
Birmingham, Alabama 35203
(205)251-1000

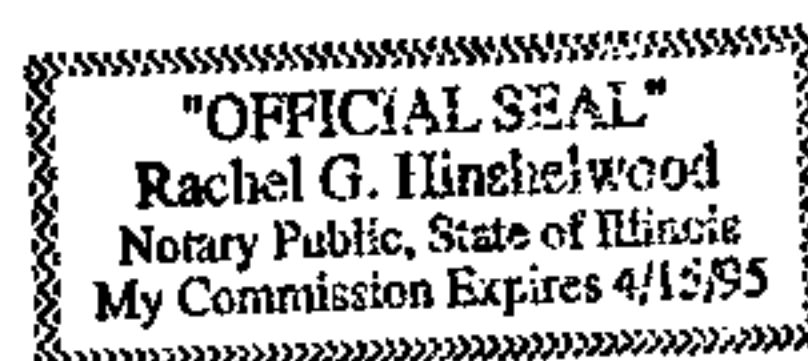


EXHIBIT A

A tract of land situated in the NE 1/4 of the SE 1/4, Section 19, and the NW 1/4 of the SW 1/4, Section 20, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said NE 1/4 of the SE 1/4, run in a southerly direction along the east line of said 1/4-1/4 section for a distance of 436.37 feet to the point of beginning; thence turn an angle to the right of 126 degrees 40 minutes 55 seconds and run in a northwesterly direction for a distance of 62.42 feet; thence turn an angle to the left of 57 degrees 59 minutes 05 seconds and run in a southwesterly direction for a distance of 42.46 feet; thence turn an angle to the right of 4 degrees 20 minutes 41 seconds and run in a southwesterly direction for a distance of 52.10 feet; thence turn an angle to the left of 6 degrees 46 minutes 41 seconds and run in a southwesterly direction for a distance of 165.35 feet; thence turn an angle to the right of 19 degrees 38 minutes and run in a westerly direction for a distance of 194.85 feet; thence turn an angle to the left of 14 degrees 32 minutes 45 seconds and run in a southwesterly direction for a distance of 131.13 feet; thence turn an angle to the left of 20 degrees 13 minutes and run in a southwesterly direction for a distance of 134.15 feet; thence turn an angle to the left of 73 degrees 01 minutes and run in a southeasterly direction for a distance of 25.76 feet; thence turn an angle to the right of 90 degrees and run in a southwesterly direction for a distance of 53.00 feet to a point on the curved east right-of-way line of Parkway Office Circle, said curved right-of-way having the following characteristics: Radius of 370.00 feet, a central angle of 7 degrees 40 minutes 54 seconds and being concave in a southwesterly direction, thence turn an angle to the left and run along the arc of said curve for a distance of 49.60 feet (chord measures 49.57 feet and chord line is obtained by turning a left interior angle of 99 degrees 10 minutes 48 seconds) to the end of said curve, thence turn an angle to the right and run along a line tangent to end of said curve which is also said east right-of-way line and run in a southwesterly direction for a distance of 161.86 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 400.00 feet and a central angle of 22 degrees 26 minutes; thence turn an angle to the left and run along the arc of said curve (which is also the east right-of-way line of said road) for a distance of 156.61 feet to the end of said curve; thence turn an angle to the left and run along a line tangent to the end of said curve for a distance of 77.85 feet; thence turn an angle to the left of 68 degrees 25 minutes 35 seconds and run in a northeasterly direction for a distance of 957.73 feet to a point on the west right-of-way line of Interstate Highway #65; thence turn an angle of 74 degrees 45 minutes 55 seconds to the left and run along said west right-of-way line for a distance of 97.04 feet; thence turn an angle to the right of 9 degrees 59 minutes 25 seconds and run in a northeasterly direction for a distance of 184.41 feet along said west right-of-way line; thence turn an angle to the left of 19 degrees 51 minutes 03 seconds and run in a northwesterly direction along said west right-of-way line for a distance of 247.00 feet; thence turn an angle to the left of 97 degrees 09 minutes 02 seconds and run in a southwesterly direction for a distance of 154.84 feet; thence turn an angle to the left of 29 degrees 49 minutes 50 seconds and run in a southwesterly direction for a distance of 66.34 feet; thence turn an angle to the right of 37 degrees 31 minutes 55 seconds and run in a westerly direction for a distance of 100.00 feet; thence turn an angle to the right of 51 degrees 15 minutes 55 seconds and run in a northwesterly direction for a distance of 87.52 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 1997 and subsequent years, which are not yet due and payable.
2. Utility Easements and 30 foot Alabama Gas Corporation Easement as shown on Survey of Laurence D. Weygand, dated 9-4-80.
3. Mineral and mining rights and rights incident thereto recorded in Deed Book 5, page 709, in the Probate Office of Shelby County, Alabama.
4. Title to oil, gas petroleum and sulphur, reserved in instrument recorded in Deed Book 127, page 140 in the Probate Office of Shelby County, Alabama.
5. Restrictions and agreement with Blue Cross-Blue Shield recorded in Misc. Volume 19, page 690, in the Probate Office of Shelby County, Alabama.
6. Permit for Alabama Power Company recorded in Deed Book 310, page 595 and Deed Book 333 page 387 in the Probate Office of Shelby County, Alabama.
7. Easement for Alabama Gas Corporation recorded in Deed Book 205, page 521 and Deed Book 205, page 524 in the Probate Office of Shelby County, Alabama.
7. All statutory or common law right of access to Interstate Project No. I-65 as condemned by Probate Case No. 19-260 in the Probate Office of Shelby County, Alabama.
8. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (business) as recorded in Misc. Book 13, page 50; amended by Amendment No. 1, recorded in Misc. Book 15, page 189 and further amended by Amendment No. 2 in Misc. Book 19, page 633, in the Probate Office of Shelby County, Alabama.
9. Restrictions as to use as office and warehouse, with a density not to exceed 60 percent as defined in the Riverchase Architectural Committee Development Criteria for Planned Industrial District of Riverchase, as shown in Item 6, in deed recorded in Deed Book 330, page 50 in the Probate Office of Shelby County, Alabama.
10. Any applicable zoning ordinances, as shown in deed recorded in Deed Book 330, page 50, in the Probate Office of Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

92 JAN -7 AM 9:04

JUDGE OF PROBATE

1. Deed Tax	\$
2. Mtg. Tax	\$
3. Recording Fee	\$10.00
4. Indexing Fee	\$5.00
5. No Tax Fee	\$7.80
6. Certified Fee	\$1.90
Total	\$15.70